105.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,218,400 / 1,218,400
					USE VALUE:	1,218,400 / 1,218,400
					ASSESSED:	1,218,400 / 1,218,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY FRANCIS X JR/MARISA L
Owner 2:	
Owner 3:	
Street 1:	20 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIBIASE ROBERT -
Owner 2:	-
Street 1:	20 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,680 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Clapboard Exterior and 3075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9680.000	721,100		497,300	1,218,400
Total Card	0.222	721,100		497,300	1,218,400
Total Parcel	0.222	721,100		497,300	1,218,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.20 | /Parcel: 396.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67331
GIS Ref	
GIS Ref	
Insp Date	09/11/18

!8311!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	721,300	0	9,680.	497,300	1,218,600	1,218,600	Year End Roll	12/18/2019
2019	101	FV	517,700	0	9,680.	497,300	1,015,000	1,015,000	Year End Roll	1/3/2019
2018	101	FV	517,700	0	9,680.	426,200	943,900	943,900	Year End Roll	12/20/2017
2017	101	FV	517,700	0	9,680.	397,800	915,500	915,500	Year End Roll	1/3/2017
2016	101	FV	517,700	0	9,680.	341,000	858,700	858,700	Year End	1/4/2016
2015	101	FV	489,400	0	9,680.	305,500	794,900	794,900	Year End Roll	12/11/2014
2014	101	FV	489,400	0	9,680.	282,700	772,100	772,100	Year End Roll	12/16/2013
2013	101	FV	489,400	0	9,680.	269,600	759,000	759,000		12/13/2012

PRINT

Date	Time
12/10/20	22:53:23

LAST REV

Date	Time
09/26/18	14:14:23
apro	
8311	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIBIASE ROBERT	1294-26		12/14/2004		879,900	No	No		
SENOPOULOS SYLV	1283-112		4/28/2004	Change>Sale	400,000	No	No		
	671-164		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1215	Manual	260		9/18/2014			insulation
2/28/2005	121	Renovate	65,000			G6	GR FY06	2 offices and full
11/4/2004	1063	Manual	20,000			G6	GR FY06	DIG OUT BASEMENT F
8/3/2004	766	Addition	70,000	C		G6	GR FY06	
6/18/2004	564	Foundati	10,000			G6	GR FY06	
6/9/2004	465	Re-Roof	16,000			G6	GR FY06	new windows also
1/20/2004	32	Redo Kit	20,000	C		G6	GR FY06	RE DO BATHRM NEW F

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
6/5/2009	Entry Denied	189	PATRIOT
10/4/2005	Fieldrev-Chg	BR	B Rossignol
3/30/2005	MLS	MM	Mary M
1/20/2005	Permit Visit	BR	B Rossignol
10/26/1999	Meas/Inspect	263	PATRIOT
8/19/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277						497,300	

Total AC/HA: 0.22222 | Total SF/SM: 9680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,277 | Spl Credit | Total: 497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08859646
Const Adj.:	0.98745072
Adj $ / SQ:	145.116
Other Features:	114000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	755863
Depreciation:	34770
Depreciated Total:	721093

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

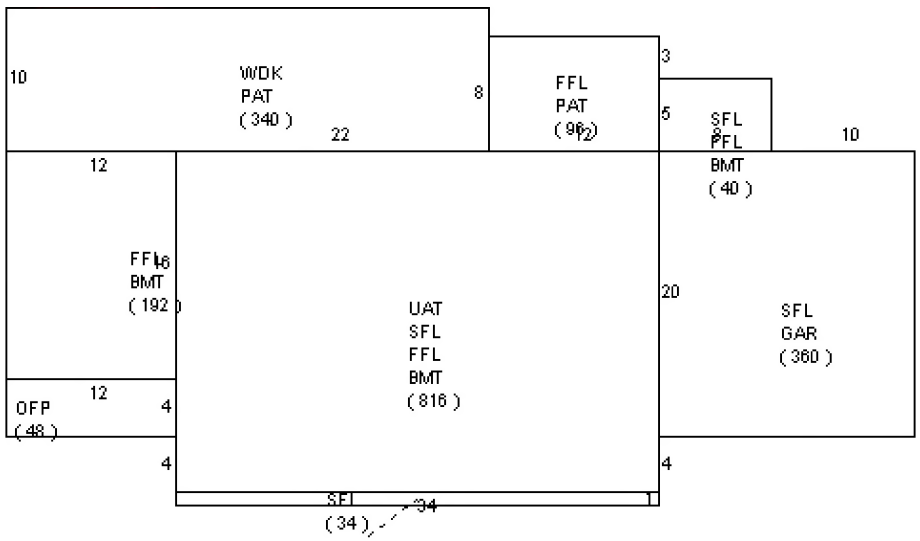
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.00
Special Features:	0	Val/Su Net:	149.30
Final Total:	721100	Val/Su SzAd	301.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	145.120	181,395
FFL	First Floor	1,144	145.120	166,013
BMT	Basement	1,048	77.140	80,841
PAT	Patio	436	3.070	1,339
GAR	Garage	360	21.670	7,801
WDK	Deck	340	8.830	3,002
UAT	Upper Attic	204	58.050	11,841
OFP	Open Porch	48	43.450	2,085
	Net Sketched Area:	4,830	Total:	454,317
Size Ad	2394	Gross Are	5442	FinArea 3075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	